



‘Our Focus Determines Your Reality’



Ockley Lane
Hawkhurst
Kent
TN18 5EX



Drawing Room * Family Room * Office
Kitchen/Breakfast Room * Utility Room * Shower Room

Principal Bedroom with Ensuite * Four Further Bedrooms, One Ensuite
Family Bath/Shower Room

Ground Approximately 5.1 Acres * Detached One Bedroom Cottage
Tractor Shed/Cart Lodge/Garden Store * Three Stables with Feed Room
Partially Walled Lunge Paddock * Hay Barn * Barn



ATTRACTIVE GRADE II LISTED FARMHOUSE AND DETACHED COTTAGE

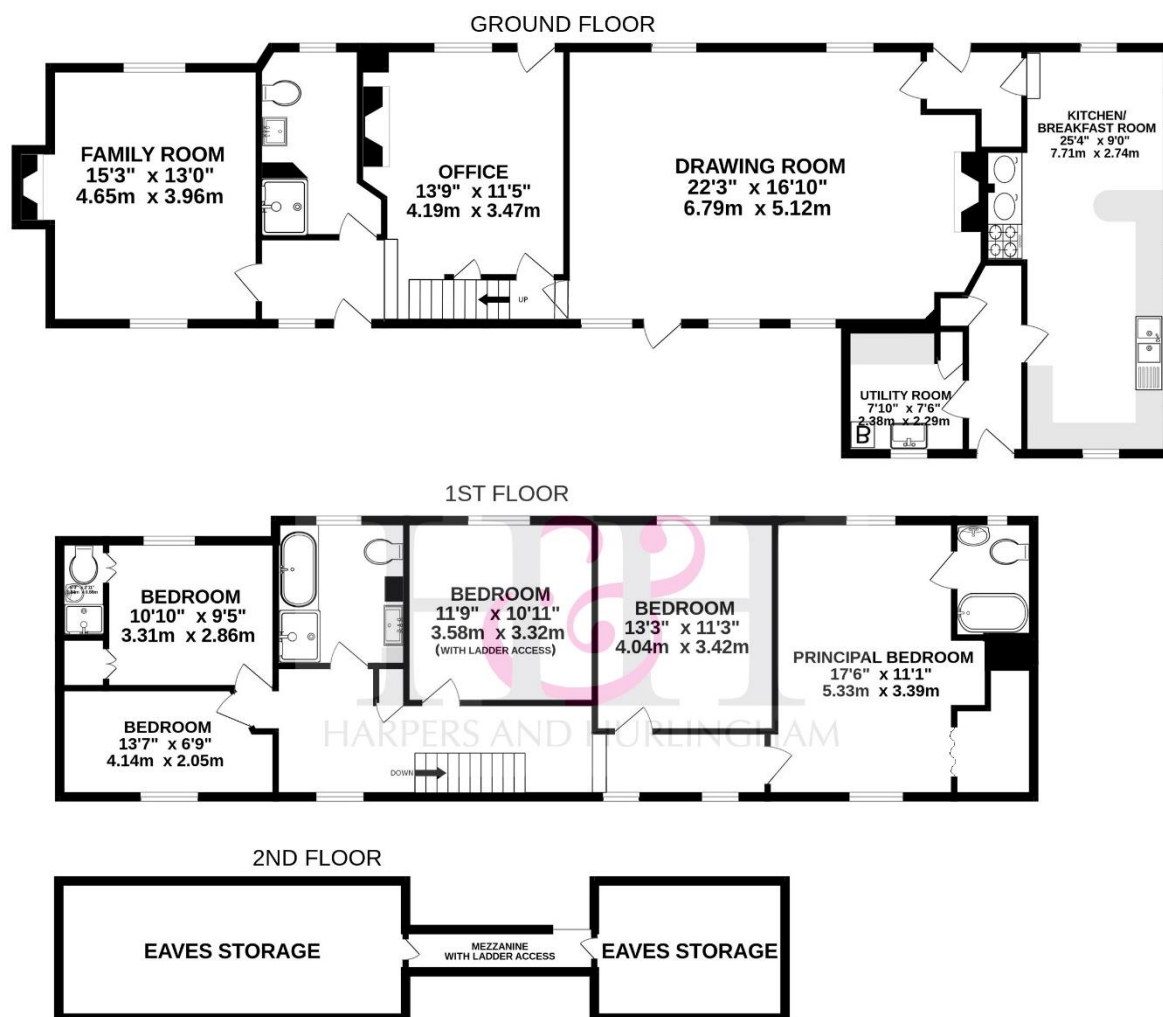
This attractive Grade II Listed farmhouse is situated in an idyllic rural position set down a country lane with outstanding views towards Hawkhurst village and over the surrounding countryside.

The farmhouse, believed to date from the 16th Century, has undergone extensive renovation since the turn of the century and boasts generously proportioned rooms with exposed beams to walls and ceilings, and underfloor heating throughout. The accommodation consists of a double aspect drawing room with inglenook fireplace and doors opening onto a paved terrace, an office with inglenook fireplace, double aspect family room with fireplace and views over the garden, triple aspect kitchen/breakfast room with Aga, a utility room and a shower room on the ground floor.

On the first floor there is a principal bedroom with vaulted ceiling, ensuite bathroom and dressing area, and four further bedrooms, one with a mezzanine level with access to eaves storage and another with an ensuite shower room. There is also a family bath/shower room.

Outside, the farmhouse is approached from a country lane, through an electric gate onto a gravel driveway which provides ample off road parking.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding eaves storage) 3121SQ.FT. (290SQ.M)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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At the beginning of the drive is a detached cottage, the Stone Barn which has been recently renovated and consists of a sitting/dining room, kitchen, double bedroom and bathroom. The barn enjoys its own enclosed garden and separate parking.

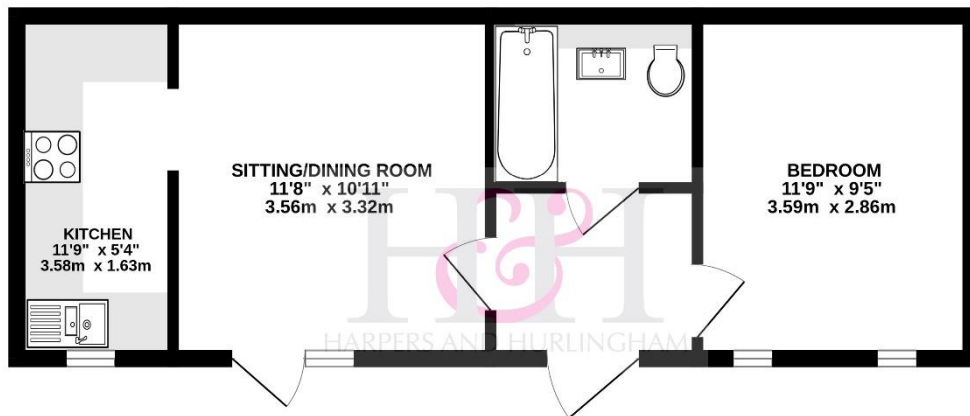
A little further along the drive is a tractor shed/cart lodge/garden store which has lapsed planning to be replaced with a leisure building with kitchen, showers and W.C., gym and pool room as well as garaging and storage with an outside swimming pool being built where the partially walled lunging paddock currently exists.

There is a stable block comprising three stables each with automatic waterers and direct access to a post and rail paddock, a feed room and storage. There is electricity, surround sound and CCTV installed in the stable block. There is a hay barn with access directly from the drive and a further barn which houses the oil tank and LPG.

The garden is well-stocked and wraps around the farmhouse. In total the garden and grounds measure approximately 5.1 acres and include paddocks and woodland.

This stunning property occupies a convenient location in walking distance of Hawkhurst village centre, with easy access to the main road and rail networks and the much sought-after Cranbrook School Catchment Area. There are also excellent local footpaths on the doorstep.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 380.95Q.FT. (35.45Q.M)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
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HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

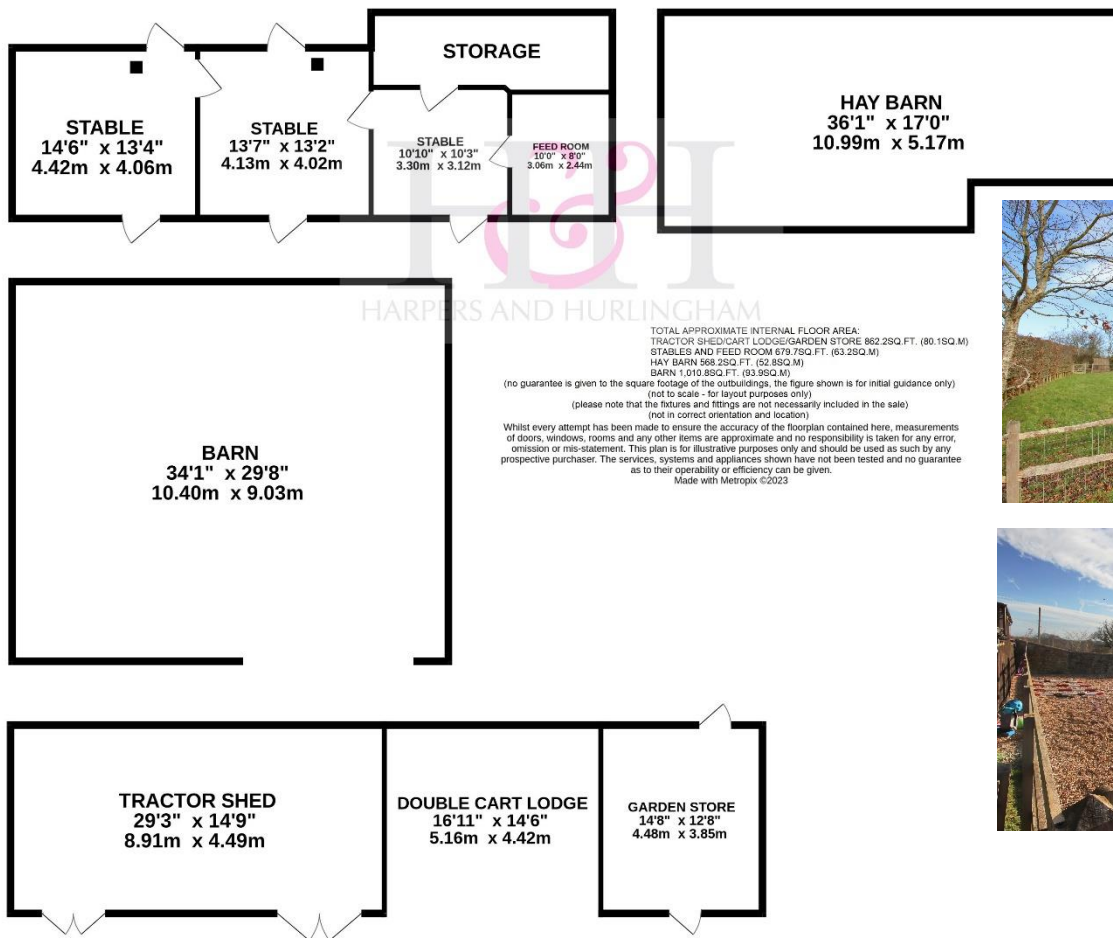
SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.







SERVICES

Mains electricity and water. Oil fired central heating. Underfloor heating. Two Klargestor Treatment Plants. LPG for cooking.

Covenants apply, full details available on Title details.

EPC Rating: n/a

Tunbridge Wells Borough Council - Ockley Mill Farm Council Tax Band G
Stone Barn Council Tax Band B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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